

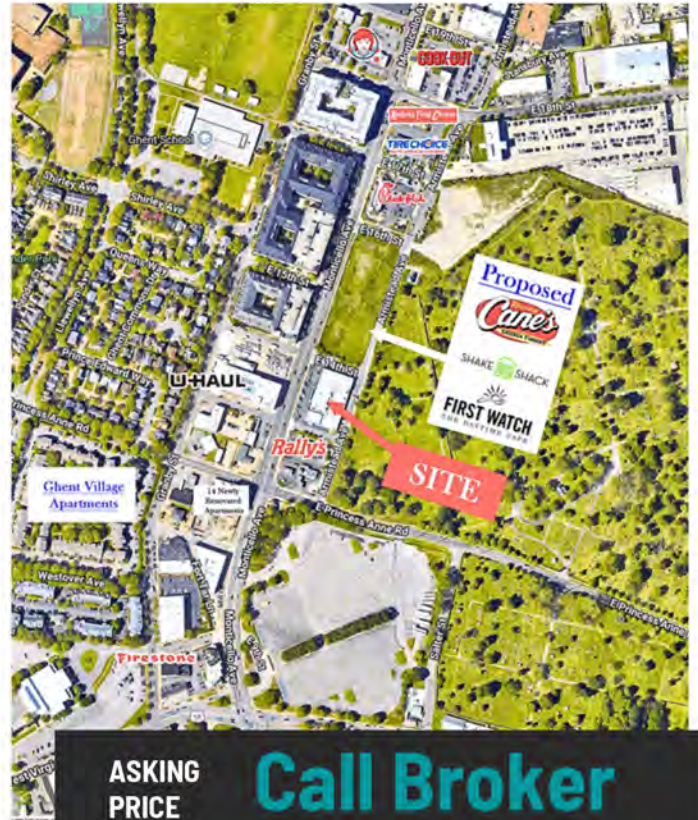


Retail Advisors

Assembling the Retail World

PRIME REDEVELOPMENT OPPORTUNITY

1300-1312 MONTICELLO AVENUE, NORFOLK VA 235 10



ASKING
PRICE

Call Broker

Property Features:

Excellent Location

Great visibility and direct access from Monticello Avenue.



Traffic Counts

Monticello Ave. 23,917 VPD (2025)
Princess Anne Rd. 9,624 VPD (2025)



Area Tenancy

Ghent, The Neon District, Norfolk Scope Arena, Chrysler Hall, The Waterside District, Sentara Norfolk Hospital, MacArthur Center & more!



This approximately 29,780 sqft. building is situated on 0.96 acre. Located along the bustling Monticello Avenue, adjacent to a proposed Raising Canes, Shake Shack & First Watch.

FOR SALE OR LEASE



Contact Us
757-898-7890

Visit Our Website
www.retailadvisors.us





**1300-1312 MONTICELLO AVENUE,
NORFOLK VA 23510**

This excellent opportunity is perfectly positioned for redevelopment. The existing building, however, remains fully functional and adaptable for continued retail use, offering flexibility for investors, users, or developers seeking to capitalize on the area’s growing momentum and retail synergy! Zoned C-C (Granby/Monticello Corridor Mixed Use) and Enterprise Zone.



Demographic Summary

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2025 Estimated Population:	24,663	111,721	253,325
2025 Est. Median HH Income:	\$66,372	\$67,924	\$66,685
2025 Est. Total Employees:	20,863	70,016	116,560

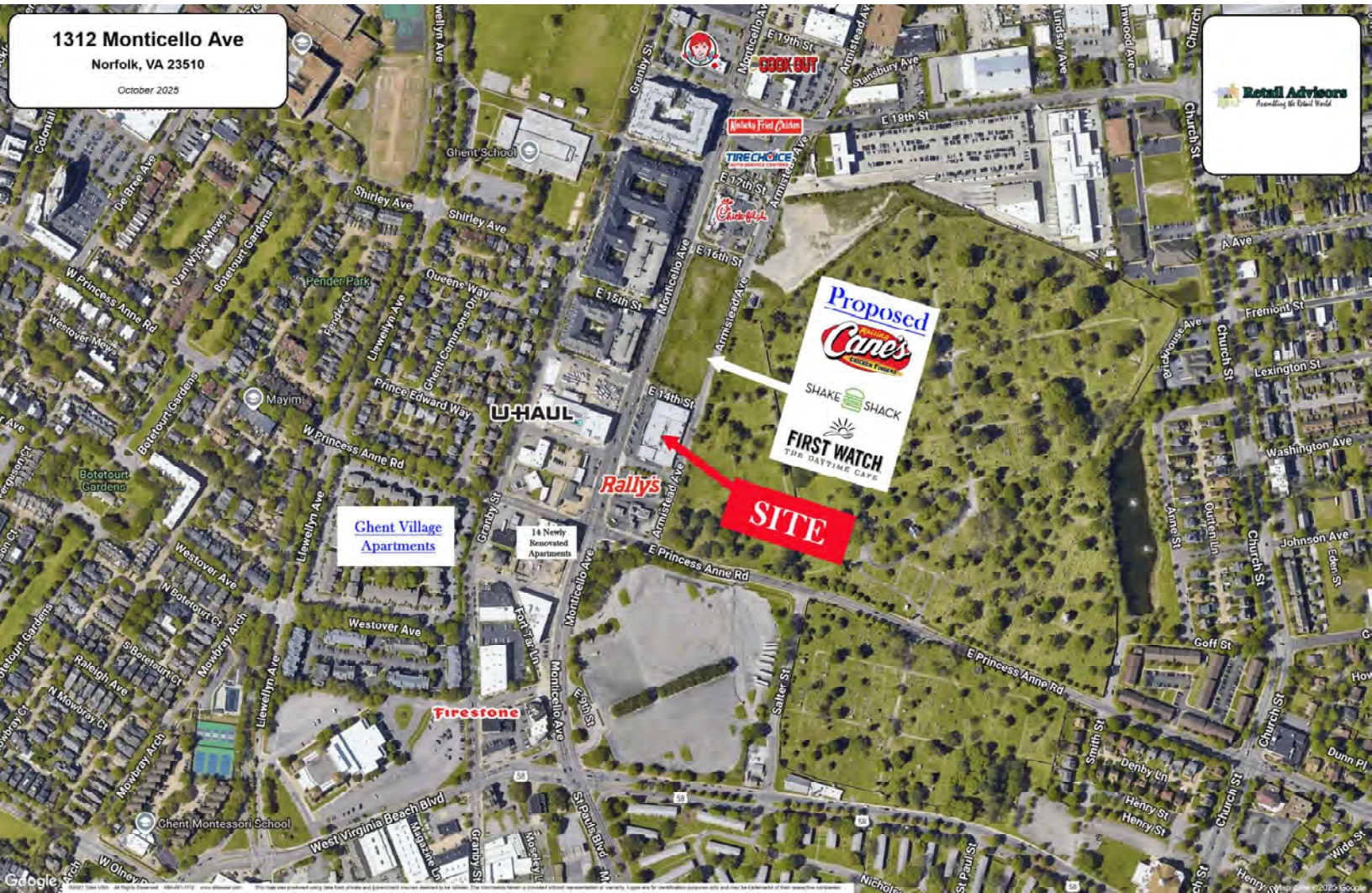
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1312 Monticello Ave
Norfolk, VA 23510

October 2025

Retail Advisors
Presenting the Retail World



Proposed
Cane's
SHAKE SHACK
FIRST WATCH
THE DAYTIME CAFE

SITE

Ghent Village
Apartments

U-HAUL

Rally's

Firestone

BOCK OUT

TIRE CHOICE

Wendy's

Chick-fil-A

14 Newly
Renovated
Apartments

Wendy's

Chick-fil-A

Wendy's

Chick-fil-A

Wendy's

Chick-fil-A

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1312 Monticello Ave

Norfolk, VA 23510

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Presenting the Retail World

Premises

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

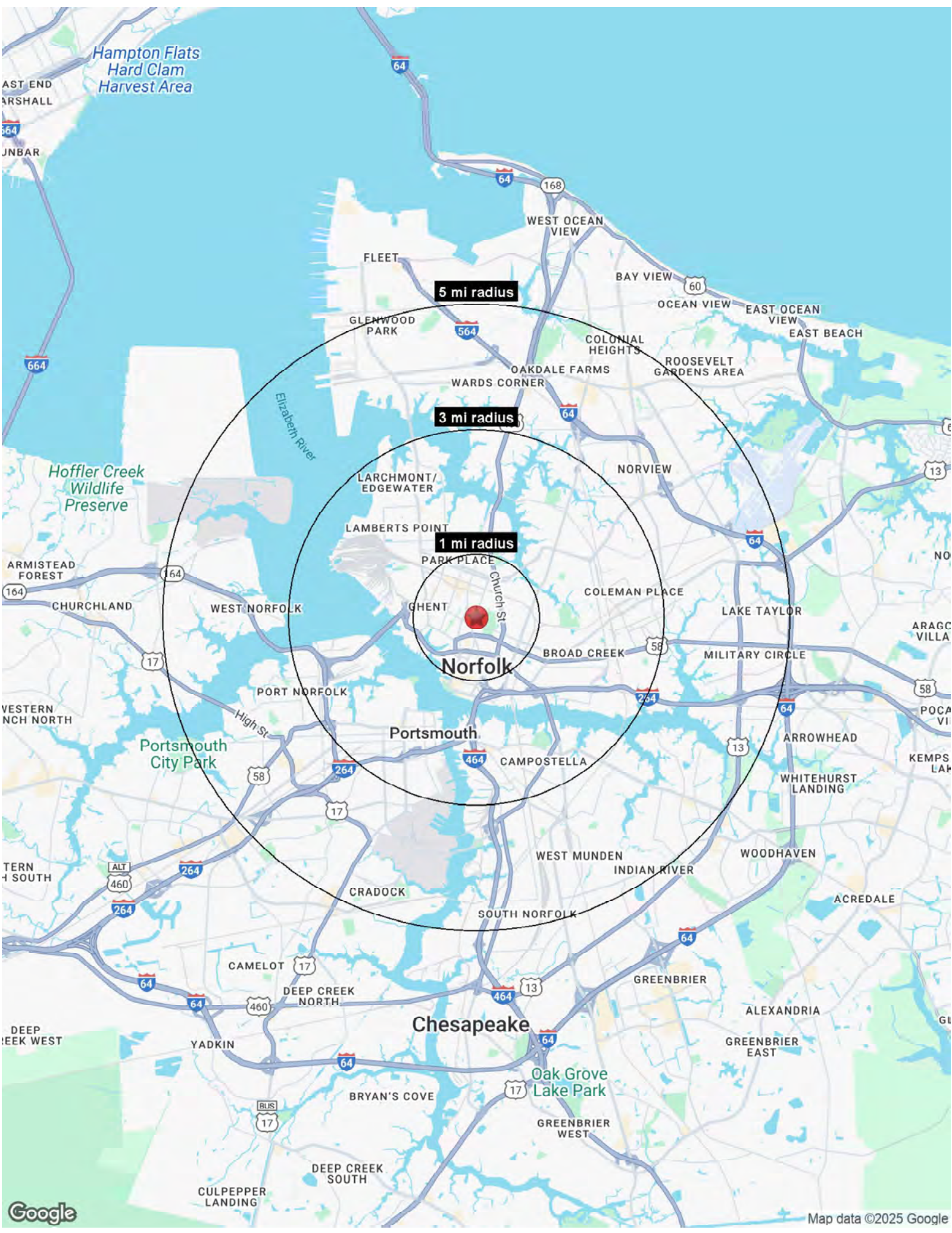


Retail Advisors, Inc.
 Lat/Lon: 36.8619/-76.2859

1312 Monticello Ave	1 mi	3 mi	5 mi
Norfolk, VA 23510	radius	radius	radius
Population			
2025 Estimated Population	24,663	111,721	253,325
2030 Projected Population	24,803	109,214	245,119
2020 Census Population	24,063	114,291	258,937
2010 Census Population	23,027	130,644	271,250
Projected Annual Growth 2025 to 2030	0.1%	-0.4%	-0.6%
Historical Annual Growth 2010 to 2025	0.5%	-1.0%	-0.4%
2025 Median Age	33.4	33.8	34.5
Households			
2025 Estimated Households	12,598	46,882	103,250
2030 Projected Households	12,588	45,611	99,608
2020 Census Households	11,757	46,186	103,950
2010 Census Households	9,960	41,816	96,315
Projected Annual Growth 2025 to 2030	-	-0.5%	-0.7%
Historical Annual Growth 2010 to 2025	1.8%	0.8%	0.5%
Race and Ethnicity			
2025 Estimated White	43.8%	38.8%	39.8%
2025 Estimated Black or African American	45.1%	51.0%	48.6%
2025 Estimated Asian or Pacific Islander	3.7%	3.1%	3.3%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2025 Estimated Other Races	7.1%	6.8%	7.8%
2025 Estimated Hispanic	6.5%	6.2%	7.2%
Income			
2025 Estimated Average Household Income	\$95,950	\$93,298	\$89,956
2025 Estimated Median Household Income	\$66,372	\$67,924	\$66,685
2025 Estimated Per Capita Income	\$49,223	\$39,666	\$37,216
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.6%	3.0%
2025 Estimated Some High School (Grade Level 9 to 11)	7.0%	8.6%	7.9%
2025 Estimated High School Graduate	19.5%	24.9%	28.4%
2025 Estimated Some College	19.7%	20.8%	22.6%
2025 Estimated Associates Degree Only	5.5%	6.4%	7.7%
2025 Estimated Bachelors Degree Only	24.9%	20.4%	18.2%
2025 Estimated Graduate Degree	21.2%	16.2%	12.2%
Business			
2025 Estimated Total Businesses	1,979	6,037	10,941
2025 Estimated Total Employees	20,863	70,016	116,560
2025 Estimated Employee Population per Business	10.5	11.6	10.7
2025 Estimated Residential Population per Business	12.5	18.5	23.2

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Hampton Flats
Hard Clam
Harvest Area

5 mi radius

3 mi radius

1 mi radius

Norfolk

Chesapeake